

MASTER PLAN SUBMISSION REQUIREMENTS

In accordance with the Rockingham County Code and policies of the Community Development Department, the following information shall be included and submitted on the master plan. If the required information is not on lot layout sheet (if more than one sheet included), it must be indicated below as to what page it is located.

<u>INCLUDED</u>	<u>SHEET</u>	<u>ITEM</u>
		(1) <u>Master Plan Proposal</u>
		(a) General location and various types of land use areas;
		(b) Approx. location of open areas not to be less than 25% of the whole;
		(c) General location of village centers with density calcs. (* not required in R-5)
		(d) General location of each residential classification with density calcs.
		(e) Proposed street system including private and public right of way;
		(f) Reserved
		(g) Proposed location of structures other than detached single family;
		(h) Quantitative data including the number and type of dwelling units, number and type of commercial housing units, gross residential densities, and planned acreage of each land use area classification;
		*R-5
		Quantitative data including the number and type of dwelling units, parcel sizes, gross and net residential densities, total amount and percentage of open space ,residential, commercial, and other land use types;
		(i) Proposed pedestrian circulation system.
		(2) <u>Scale accurate base mapping of the project area to include the following</u>
		(a) Property lines of the project area;
		(b) Existing street right of way;
		(c) Waterways and waterbodies;
		(d) Existing contour lines at twenty-foot intervals.
		(3) <u>A location map showing the relationship of the project area to the portion of the County in which it is located.</u>
		Nearby towns and cities
		Nearby subdivisions
		Roads (with their names and numbers)
		Demarcation of site of subdivision and plat
		Other distinguishing landmarks
		(4) <u>Natural features mapping of the project area to include:</u>
		(a) Existing land use;(include existing structures with proposed use)
		(b) Significant geologic data;
		(c) 100-year floodplain; (designate flood zone)
		(d) Unique natural features such as springs,caves scenic overlooks, etc.

(5) Supporting documentation and plans to include the following:

- (a) Legal description of the project or certified survey plats;
- (b) A statement of existing property owners;
- (c) Names and addresses of all adjacent property owners;(include land use, tax map number and zoning on the plan)
- (d) Statement of project development objectives and character;
- (e) An approximate development schedule including dates of proposed construction beginning and completion and staging plan if appropriate;
- (f) Statement of intention regarding future selling or leasing of land areas, dwelling units, commercial areas etc.;
- (g) Proposed building types including architectural style, height, and floor area;
- (h) Approvals from the resident engineer and the county health officer;
- (i) Proposed agreements, provisions, or covenants which govern the use, maintenance, and continued protection of property to be held in common ownership;
- (j) A statement of proposed temporary and permanent erosion and sedimentation control measures to be taken;
- (k) General sewer, water supply, and drainage plans.

Site design requirements for master plans.

- (a) Maximum density (not to exceed 5 persons per acre in R-4 and 8 dwelling units per acre in R-5)
- (b) Permanent open area (not to be less than 25%)
- (c) Functional relationship (designed for convenient relationships between the various functional areas)
- (d) Lot design. The lot design, arrangement, and shape shall be such that lots will provide satisfactory and desirable sites for buildings, be properly related to topography and provide convenient and safe access;
- (e) Street access shall be designed:
 - (1) According to functional street purposes and traffic flow
 - (2) To discourage through traffic
 - (3) To assure safe sight distances, turning movements, and property access;
 - (4) To complement the natural topography;
 - (5) In coordination with existing and planned streets.
 - (Existing, platted and proposed streets and easements)
 - (Street names, route numbers and widths)
 - (Statement as to whether roads are state or private)
- (f) Street names and signs (optional on master plan)
- (g) Pedestrian circulation. Provisions shall be made for sidewalks and pedestrian walkways which will enable residents, visitors, or patrons to walk safely and conveniently between the various functional areas of the project and adjacent circulation systems;
- (h) Parking. Off-street parking shall be provided in adequate amounts and in convenient locations. Generally, two parking spaces should be provided for each dwelling unit.

- (i) Water and sewer. All planned residential communities shall be served by collective water and sewer systems as follows:
(Statement on plat about utilities and what entity will provide them)
 - (1) Wherever feasible, the project area water and sewer lines shall be connected to existing public systems.
 - (2) Where connections to existing public water or sewer systems are not feasible the developer shall provide community water and sewer systems.
- (j) Community facilities (based on need or comprehensive plan)
- (k) Fire Hydrants (optional on the master plan)
- (l) Drainage (the master plan shall include a plan for adequate drainage)
- (m) Floodways (shall not be platted for residential occupancy)
- (n) Easements (shall be shown on the final plan)
- (o) Grading (shall be designed to minimize the amount of grading required for development)
- (p) Natural amenities (developer shall make every reasonable effort to protect and preserve the natural amenities of the site)
- (q) Landscaping and Screening (may be required to improve project appearance or buffer conflicting uses)